

# CITY of BERKELEY

## A. GENERAL INFORMATION

### i. Jurisdictional Information:

Population 1998:	107,800
Annual Single-Family Units Permitted (1996-98, Avg.):	11
Annual Multi-Family Units Permitted (1996-98, Avg.):	77
Total Annual Residential Units Permitted (1996-98, Avg.):	87

### ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	Y	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input type="checkbox"/> 15. Local Traffic Mitigation Fees	-
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input type="checkbox"/> 17. Fire Service Fees	-
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	Y	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input type="checkbox"/> 20. School District Fees	-
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input type="checkbox"/> 12. Storm Drainage Connection Fees	-	<input checked="" type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu-Fees	Y
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input type="checkbox"/> 26. Special Assessment District Fees	-

### iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	Y
Affordable Housing Fee Waiver	Y
Senior Housing Fee Reduction	Y
Senior Housing Fee Waiver	Y
Fee Types Reduced or Waived:	use permit fee, building permit fees, SMIP fee

### iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

### v. Nexus Reports

-Increase in Dev't Fees Fiscal Year 2000 (May 18, 1999) - all dept'l fees  
 -child care fee nexus report (early 1990s) - only applies to comm'l devt  
 -transportation fee nexus report (early 1990s) - only applies to comm'l devt

## B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

**i. Project Typical for Jurisdiction?** No - there is no vacant land available & haven't processed one in many years

**ii. Expected Location of New Subdivision in this Jurisdiction:** West Berkeley

**iii. Expected Environmental Assessment Determination:** Full EIR

### iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, st. trees, st. lights, landscaping
-Internal Site Improvements:	-dedication of infrastructure, full street, curbs, gutters, sidewalks, driveways, st. trees, st. lights, full infrastructure & roadway devt, traffic signage
-Common Amenities / Open Space:	-no common amenities req'd; private open space requirement
-Affordable Housing Dedication:	-20% dedication mandated; in-lieu fees only accepted for partial units
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-various reports contained within EIR; soils, drainage, mitigation monitoring

### v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	89.00
Private Garage Valuation Price per Sq. Ft.	35.00
Total Valuation per Unit	236,500
Total Valuation per 25 Unit Subdivision Model	5,912,500

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	none		0
Zone Change Application Fee	none		0
Planned Unit Development Fee	none		0
Tentative Map Fee	flat		2,772
Final Map Fee	190 flat + 92/unit		2,490
Public Hearing Fee	flat		483
Use Permit Fee	schedule based on val'n		18,249
Planning Plan Check Fee	flat per unit	53.25	1,331
EIR Review Fee	20% of EIR cost estimate		30,000
EIR cost through consultant	estimate		150,000
<b>Subtotal Planning Fees</b>			<b>205,325</b>

vii. Plan Check, Permit & Inspection Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	3803.25	95,081
Building Plan Check Fee	65% of Bldg Permit Fee @ 2472.11/unit		61,803
Filing Fee	11.50/permit	11.50	288
Fire Plan Check Fee	3.5% of Bldg Permit Fee @ 133.11/unit		33,328
Title 24 Energy Compliance Plan Check Fee	12% of Bldg Permit Fee @ 456.39/unit		11,410
Title 24 Disabled Access Comp. Pln Chk Fee	12% of Bldg Permit Fee @ 456.39/unit		11,410
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	23.65	591
Copy Fees	30 @ 2.75/sheet		83
Electrical Permit Fee	per fixture count	317	7,925
Plumbing Permit Fee	per fixture count	255	6,375
Mechanical Permit Fee	per fixture count	255	6,375
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>213,911</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
School Fees	none - collected through annual property taxes		0
EBMUD <sup>1</sup> - Water Impact Fee	flat per unit	2,270	56,750
EBMUD <sup>1</sup> - Sewer Impact Fee	flat per unit	2,770	69,250
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>126,000</b>

#### **ix. Totals**

<b>Total Fees for 25 Unit Single-Family Subdivision Model</b> (total of subtotals above)	<b>272,276</b>
<b>Total Fees per Unit</b> (total from above / 25 units)	<b>10,891</b>

## **C. SINGLE-FAMILY INFILL UNIT MODEL**

**i. Project Typical for Jurisdiction?** Yes

**ii. Expected Location of New Infill Unit in this Jurisdiction:** Berkeley Hills

**iii. Expected Environmental Assessment Determination:** Normally Exempt -  
but may require an initial study depending on site conditions

#### **iv. Typical Jurisdictional Requirements for this Model:**

-Site Improvements	-match current neighborhood infrastructural standards; driveway
-Typical Reporting:	-soils, drainage

#### **v. Model Valuation Information:**

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	89.00
Private Garage Valuation Price per Sq. Ft.	35.00
Total Valuation per Model	236,500

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
Public Hearing Fee	flat		483
Use Permit Fee	schedule based on val'n		1,802
Planning Plan Check Fee	flat per unit	53.25	53
Environmental Review - Initial Study	flat		645
<b>Subtotal Planning Fees</b>			<b>2,983</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	3803.25	3,803
Building Plan Check Fee	65% of Bldg Permit Fee @ 2472.11/unit		2,472
Filing Fee	11.50/permit	11.50	12
Fire Plan Check Fee	3.5% of Bldg Permit Fee @ 133.11/unit		133
Title 24 Energy Compliance Plan Check Fee	12% of Bldg Permit Fee @ 456.39/unit		456
Title 24 Disabled Access Comp. Pln Chk Fee	12% of Bldg Permit Fee @ 456.39/unit		456
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	23.65	24
Copy Fees	15 @ 2.75/sheet		41
Electrical Permit Fee	per fixture count	317	317
Plumbing Permit Fee	per fixture count	255	255
Mechanical Permit Fee	per fixture count	255	255
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>8,224</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
School Fees	none - collected through annual property taxes		0
EBMUD <sup>1</sup> - Water Impact Fee	flat per unit	2,270	2,270
EBMUD <sup>1</sup> - Sewer Impact Fee	flat per unit	2,770	2,770
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>5,040</b>

#### **ix. Totals**

<b>Total Fees for Single-Family Infill Unit Model</b> (total of subtotals above)	<b>16,247</b>
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## **D. 45 UNIT MULTI-FAMILY MODEL**

<b>i. Project Typical for Jurisdiction?</b>	Yes
<b>ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction:</b>	Flatlands
<b>iii. Expected Environmental Assessment Determination:</b>	Mitigated Negative Declaration
<b>iv. Typical Jurisdictional Requirements for this Model:</b>	

-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, st. trees, st. lights, landscaping
-Internal Site Improvements:	-dedication of infrastructure, full street, curbs, gutters, sidewalks, driveways, st. trees, st. lights, full infrastructure & roadway devt, traffic signage
-Common Amenities / Open Space:	-no common amenities req'd; private open space requirement
-Affordable Housing Dedication:	-20% dedication mandated; in-lieu fees only accepted for partial units
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-various reports contained within EIR; soils, drainage, mitigation monitoring

#### **v. Model Valuation Information:**

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	87.00
Private Garage Valuation Price per Sq. Ft.	35.00
Total Valuation per Unit	94,000
Total Valuation per 45 Unit Subdivision Model	4,730,000

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	none		0
Zone Change Application Fee	none		0
Planned Unit Development Fee	none		0
Public Hearing Fee	flat		483
Use Permit Fee	schedule based on val'n		14,379
Planning Plan Check Fee	flat per unit	53.25	2,396
Negative Declaration Fee	flat		587
<b>Subtotal Planning Fees</b>			<b>17,845</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1523.25	68,546
Building Plan Check Fee	65% of Bldg Permit Fee @ 990.11/unit		44,555
Filing Fee	11.50/permit	11.50	518
Fire Plan Check Fee	3.5% of Bldg Permit Fee @ 53.31/unit		2,399
Title 24 Energy Compliance Plan Check Fee	12% of Bldg Permit Fee @ 182.79/unit		8,226
Title 24 Disabled Access Comp. Pln Chk Fee	12% of Bldg Permit Fee @ 182.79/unit		8,226
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	9.40	473

Copy Fees	30 @ 2.75/sheet		83
Electrical Permit Fee	per fixture count	216	9,720
Plumbing Permit Fee	per fixture count	142	6,390
Mechanical Permit Fee	per fixture count	234	10,530
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>159,666</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
School Fees	none - collected through annual property taxes		0
EBMUD <sup>1</sup> - Water Impact Fee	flat per unit	2,270	56,750
EBMUD <sup>1</sup> - Sewer Impact Fee	flat per unit	2,770	69,250
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>126,000</b>

#### **ix. Totals**

<b>Total Fees for 45 Unit Multi-Family Model (total of subtotals above)</b>	<b>303,511</b>
<b>Total Fees per Unit (total from above / 45 units)</b>	<b>6,745</b>

**Notes:** <sup>1</sup>EBMUD refers to the East Bay Municipal Utilities District.